

Narrative Statement

Courtyards of Westfield, West 151st Street and Towne Road

Primary Plat

The Courtyards of Westfield is a PUD consisting of 90 single family homes located on 37 acres at the southwest corner of West 151st Street and Towne Road. Epcon Communities is the developer and builder. They received zoning approval in February of 2021. In April, Epcon presented a primary plat and overall development plan for 89 lots. The plans have been reengineered due to storm water design. The result is the elimination of a cul-de-sac, the addition of one lot, and a larger common area along West 151st Street. They are now returning to the Advisory Plan Commission to present a revised primary plat and overall development plan.

Epcon believes this is a more efficient design. The addition of one lot is still below the maximum of 94 lots provided for in the PUD ordinance. Open space is now 10.8 acres or 29.1% of the project (versus 8.8 acres or 23.8% shown in the previous primary plat). The project will also feature a clubhouse with fitness center, gathering room, rest rooms, heated pool and pickle ball court.

It is believed this primary plat is consistent with the approved preliminary plan. We respectfully seek approval of the Advisory Plan Commission.